

Bradley Beach Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720
732-776-2999 Ext. 1017

Special Meeting Agenda – Meeting to Be Held Remotely Via ZOOM
Thursday, April 30, 2020 at 6:30 PM

This Special Meeting of the Zoning Board of Adjustment will be taking place remotely via ZOOM and will commence at 6:30 PM at which time you may appear via Zoom and present any objection or questions you may have at the appropriate time. There will be no individuals present at Borough Hall due to current COVID-19 rules and regulations. Instructions on how to access the meeting via ZOOM are listed below:

PUBLIC ACCESS TO ZOOM MEETING:

To access the virtual hearing, you must join the ZOOM meeting. To access the ZOOM meeting, you will need access to computer with internet access and/or dial in through a mobile or land line phone to log into the meeting. To join the ZOOM meeting, click on the Join ZOOM Meeting link below and type in the Meeting ID and Password. You will join the meeting and be able to listen and view the evidence shared on the screen at the meeting. You will also be able to access the files for the meeting on the Borough of Bradley Beach Website under Information, Meetings & Calendars, Calendar of Meetings, Zoning Board (April 30th) found here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44911&tpid=13730>

Topic: Special Zoning Board of Adjustment Meeting
Time: Apr 30, 2020 06:30 PM Eastern Time (US and Canada)

Join ZOOM Meeting

<https://us04web.zoom.us/j/120694250?pwd=Uld2UIE5OUlOcG5qM0pGdU50aE1BQT09>

Meeting ID: 120 694 250

Password: 306629

One tap mobile

+13126266799,,120694250#,,#306629# US (Chicago)

+16465588656,,120694250#,,#306629# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 120 694 250

Password: 306629

Find your local number: <https://us04web.zoom.us/u/fE1iwSmT4>

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PUBLIC PARTICIPATION IN ZOOM MEETING:

You will be able to participate when the Board Chairman opens the meeting to the public for the public participation portion of the meeting at the end of testimony for each of the applicants and/or their professionals' for you to ask questions and/or cross examine these witnesses and make statements. The Board Chairman will limit public comments to 5 minutes per person. We ask that if you have questions of the applicant prepared in advance, that you e-mail them to the Board Secretary at kdickert@bradleybeachnj.gov prior to the meeting. Your question will be acknowledged and read into the record and answered. If you have information or exhibits you wish to be considered and entered into the record, you will have to e-mail them to the Board Secretary kdickert@bradleybeachnj.gov in advance of the meeting so they may be marked into evidence.

PUBLIC ACCESS TO APPLICATION FILES:

You will be able to access the application files that are shown in the meeting via the Borough of Bradley Beach Website here:

<http://www.bradleybeachnj.gov/cn/meetings/meetingdetail.cfm?mid=44911&tpid=13730>

ALTERNATE ACCESS TO APPLICATION FILES:

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Kristie Dickert, at 732-776-2999 Ext. 1017 or kdickert@bradleybeachnj.gov. If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file be e-mailed or mailed to you, you must request that with 72 hours advanced notice.

This Special Meeting of the Bradley Beach Zoning Board of Adjustment is now called to order.

At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

I. Open Public Meetings Act:

The 48-hour notice, as required under the Open Public Meetings Act, has been met as notice of this meeting was emailed on April 15, 2020 and published in the Asbury Park Press, The Coast Star, and the Coaster, a copy has been placed on the bulletin board in the Borough Office, and a copy has been filed with the Borough Clerk.

II. Roll Call:

| | | |
|--|------------------|--|
| Michael Affuso | Dennis Mayer | David Critelli EXCUSED |
| Robert Quinlan | Deidre Phillips | Deborah Bruynell |
| Dominic Carrea EXCUSED | Teresa Rosenberg | Harvey Rosenberg |
| Raymond Wade | | |

Also Present: Mark G. Kitrick, Esq. - Attorney to the Board
Gerald Freda, PE, PP, CME – Board Engineer
Christine Bell, PP, AICP – Board Planner

III. Correspondence: None.

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IV. Approval and Adoption of Meeting Minutes from Regular Meeting of February 20, 2020

Motion offered by _____ to be moved and seconded by _____

Alternates: David Critelli (Alt #1) _____ Deborah Bruynell (Alt #2) _____ Teresa Rosenberg (Alt #3) _____

Michael Affuso _____ Deidre Phillips _____ Raymond Wade **N/A** Dominic Carrea _____

Robert Quinlan _____ Dennis Mayer _____ Harvey Rosenberg **N/A**

V. Resolutions to be memorialized: None.

VI. Applications under consideration for this evening:

- a. **ZB19/20 – Bruce Garry – Block 75, Lot 13 – 204 Evergreen Avenue** – The Applicant is seeking Bulk Variance relief for the construction of an open screened entrance leading to the first floor and an open uncovered deck leading to the second floor directly above the open screened porch. Bulk variances are required for front yard setback, both side yard setbacks, building coverage, and impervious coverage.
- b. **ZB19/16 – Paul & Kim Charette – Block 79, Lot 15 – 400 Monmouth Avenue** – The Applicant is seeking Use and Bulk Variance relief for construction of a proposed garage apartment with a second-floor porch/balcony on this corner lot. Garage apartments are not permitted uses on corner lots and bulk variance relief is required for the second-floor porch/balcony, existing side yard setback, and existing rear yard setbacks.
- c. **ZB20/02 – Ralph & Fiorella Giacobbe – Block 53, Lot 12 – 202 Fourth Avenue** – The Applicants are seeking Bulk Variance relief to remove the existing dwelling and construct a new 2 ½ story dwelling with a garage apartment in the rear. Bulk variance relief is required for the proposed roofed porch in the rear of the new dwelling as well as for the pre-existing, non-conforming condition of lot width. Applicant is represented by Jeffrey P. Beekman, Esq.

VII. Adjournment:

- a. Next scheduled meeting will be our **Regular Meeting on Thursday, May 21, 2020 at 6:30 PM** which may also take place via ZOOM. Please check our website for any updates regarding meeting location and/or meeting access as the links, meeting passwords, and meeting ID's will change for each meeting that is held via ZOOM.
- b. With no further business before the Board a motion to adjourn was offered by _____ to be moved and seconded by _____, meeting closed at _____ PM.

